

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 4-B-08-RZ

Related File Number:

Application Filed: 2/13/2008

Date of Revision:

Applicant: HST

PROPERTY INFORMATION

General Location: Southeast side Midland Ave., southwest of Colony Way

Other Parcel Info.:

Tax ID Number: 107 N E 011

Jurisdiction: City

Size of Tract: 0.5 acres

Accessibility: Access is via Midland Ave., a local street with 17' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Professional offices

Density:

Sector Plan: West City

Sector Plan Designation: Medium Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with a mix of office, medium and low density residential uses, under O-1, R-2 zoning.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 3900 Midland Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)

Former Zoning:

Requested Zoning: O-1 (Office, Medical, and Related Services)

Previous Requests: None noted

Extension of Zone: Yes, extension of O-1 zoning from the north

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full):

O-1 is comparable in intensity to the current R-2 zoning, is consistent with the One Year Plan proposal and is an extension of zoning from the north.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. O-1 zoning allows uses that are compatible with the scale and intensity of the surrounding land uses and zoning pattern. There are several office developments in the immediate area.
- 2. O-1 is an extension of zoning from the north, on the opposite side of Midland Ave. This site is currently vacant but is to be developed with offices in the near future.
- 3. O-1 zoning is similar in intensity to the current R-2 zoning and is consistent with the One Year Plan proposal for the site.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. The proposal will have no impact on schools. The impact on the street system will depend specifically on what type of development is proposed. This impact, however, should be minimal considering the size of the site.
- 3. O-1 zoning is compatible with surrounding development and zoning and the impact on adjacent properties should be minimal.
- 4. There is an established drainage detention pond located on approximately the northwestern half of the site. This detention area will need to be maintained and possibly expanded with development of this site. This will substantially limit the size of the developable area of the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The West City Sector Plan proposes medium density residential uses for this site, consistent with the current R-2 zoning of the site.
- 2. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth policy plan map.
- 3. This request may lead to future rezoning requests for office uses in the area, consistent with the One Year Plan proposal for mixed uses, limited to office and medium density residential.

MPC Action:

Denied

MPC Meeting Date: 4/10/2008

Details of MPC action:

DENY O-1 (Office, Medical & Related Services) zoning.

Summary of MPC action:

Deny O-1 (Office, Medical & Related Services) zoning.

Date of MPC Approval:

Date of Denial: 4/10/2008

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action: 5/6/2008

Date of Legislative Action, Second Reading: 5/20/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: